

STATE OF NEW YORK
EXECUTIVE DEPARTMENT

DIVISION OF
HOUSING and

COMMUNITY RENEWAL

TWO WORLD TRADE CENTER, NEW YORK, N.Y. 10047, JOSEPH B. GOLDMAN, ACTING COMMISSIONER



CONSTRUCTION ACTIVITY IN NEW YORK STATE, DECEMBER, 1979
BASED ON BUILDING PERMITS ISSUED

HIGHLIGHTS FOR THE MONTH

	<u>DECEMBER</u>		
	<u>1979</u>	<u>1978</u>	<u>Percent Change</u>
New Residential Units	<u>2,269</u>	<u>3,772</u>	<u>-40</u>
New York City	999	803	+24
Suburban New York City	671	1,057	-37
Upstate	599	1,912	-69
Dollar Value of All Construction (in thousands)	<u>\$188,779</u>	<u>\$247,520</u>	<u>-24</u>
New York City	49,923	51,268	- 3
Suburban New York City	56,966	80,951	-30
Upstate	81,890	115,301	-29

NEW RESIDENTIAL CONSTRUCTION TOTALLING 100 OR MORE HOUSING UNITS, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Housing Units</u>	<u>Cost (in thousands)</u>
ONE FAMILY HOUSES		
Oyster Bay	105	\$ 4,706
APARTMENT HOUSES, Including		
Three and four family houses		
New York City		
Manhattan	827*	14,777
White Plains	140**	4,255
Yonkers	108	4,968

NEW NON-RESIDENTIAL CONSTRUCTION TOTALLING \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
AMUSEMENT, RECREATIONAL		
Buffalo	1	\$ 1,500
HOSPITALS, INSTITUTIONAL		
Elizabethtown (Town)	1	3,250
Mineola	1	978
HOTELS, MOTELS		
Colonie (Village)	1	1,000
East Hampton (Town)	2	686
New York City		
Queens	1	14,500
INDUSTRIAL		
Buffalo	3	999
East Fishkill	1	550
Elmira Heights	2	504
Endicott (foundation only)	1	1,300
Greece	1	580
Horseheads (Town)	1	1,137
Poughkeepsie (Town)	1	4,101
Waverly	1	4,500
OFFICES, PROFESSIONAL		
Central Square	1	650
White Plains	**	2,560

*Includes eighteen conversions of non-residential buildings to 212 units of multiple housing.

**Multi-facet use of one building.

NEW NON-RESIDENTIAL CONSTRUCTION TOTALLING \$500,000 OR OVER, THIS MONTH (CONT)

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
PARKING GARAGES		
White Plains	**	\$ 685
PUBLIC WORKS, UTILITIES		
Lewisboro	1	685
New Rochelle	1	1,500
SCHOOLS, EDUCATIONAL		
Rochester	2	2,652
STORES, MERCANTILE		
Clarkstown	1	600
Hempstead (Town)	4	2,532
Watervliet	1	1,500

ADDITION, ALTERATIONS AND REPAIRS TOTALLING \$500,000 OR OVER, THIS MONTH

<u>Type of Building and Community</u>	<u>Number of Buildings</u>	<u>Cost (in thousands)</u>
RESIDENTIAL		
New York City		
The Bronx	1	\$3,000
Brooklyn	5	2,395
Manhattan	3	825
Troy	1	1,074
HOTELS, MOTELS		
New York City		
Manhattan	2	6,100
OFFICES, PROFESSIONAL		
Albion (Town)	1	1,200
Briarcliff Manor	1	500
SCHOOLS, EDUCATIONAL		
New York City		
Brooklyn	1	670
STORES, MERCANTILE		
New York City		
Manhattan	2	780
Vestal	1	600

Contents

<u>Area and Table Number</u>	<u>Page Number</u>
<u>Total New York State</u>	
1. Number of New Housing Units Based on Building Permits Issued, by Area, Year and Month, New York State, 1959-1979.....	1
2. Cost of Construction Based on Building Permits Issued, by Area, Year and Month, New York State, 1959-1979.....	2
3. Cost of Construction Based on Building Permits Issued, by Type of Construction, Year and Month, New York State, 1959-1979.....	3
4. Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, December and January-December, 1979 and 1978	4
5. Cost of Construction Based on Building Permits Issued, by Area, by Type of Construction, New York State, December and January-December, 1979 and 1978	5
<u>New York City</u>	
6. Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing, New York City, December and January-December, 1979 and 1978	6
7. Cost of Construction Based on Building Permits Issued, by Borough, by Type of Construction, New York City, December and January-December, 1979 and 1978	7
<u>Suburban New York City</u>	
8. Number of New Housing Units Based on Building Permits Issued, by County, by Type of Housing, Suburban New York City, December and January-December, 1979 and 1978	8
9. Cost of Construction Based on Building Permits Issued, by County, by Type of Construction, Suburban New York City, December and January-December, 1979 and 1978	9
<u>Upstate</u>	
10. Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate, December, 1979 and 1978	10
11. Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate, January-December, 1979 and 1978	11
12. Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate, December, 1979 and 1978	12
13. Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate, January-December, 1979 and 1978.....	13
Explanatory Notes and Footnotes.....Preceding Page 1	

EXPLANATORY NOTES

Data cover private and public construction, and are based on 1) reports from rural and urban places, most of which issued building permits, 2) information obtained from governmental agencies on construction awards or starts, and 3) estimates for areas which do not report.

Data on the volume of construction actually started are generally not directly available. However, building permits data are generally available and serve as an indication of construction which will be started. According to the U.S. Bureau of the Census, various studies have indicated that construction is undertaken for all but a very small percentage of housing units authorized by local building permits, with a major fraction normally getting under way during the month of permit issuance and most of the remainder beginning within the three following months.

Percent changes are not computed for the number of new housing units or costs of construction greater than 300 percent. The above situations are indicated by an "x" in the percent change column.

FOOTNOTES

- 1/ Includes Nassau, Rockland, Suffolk and Westchester Counties.
- 2/ Preliminary data subject to further revision.
- 3/ Revised.
- 4/ In addition to commercial and industrial structures, includes hotels, motels, dormitories, tourist cabins and other non-housekeeping residential buildings.
- 5/ Includes one family structures with stores or shops.
- 6/ The composition of economic and industrial areas follows:

Economic Area Industrial Area (and Counties therein)

East Central Albany SMSA (Albany, Montgomery, Rensselaer, Saratoga and Schenectady)
 Binghamton SMSA (Broome and Tioga) (excl. Susquehanna County in Penna.)
 Syracuse SMSA (Madison, Onondaga and Oswego)
 Remainder of economic area (Cayuga, Chenango, Cortland, Delaware,
 Otsego, Schoharie, Warren and Washington)

Mid-Hudson Poughkeepsie SMSA (Dutchess)
 Remainder of economic area (Columbia, Greene, Orange, Putnam,
 Sullivan and Ulster)

Northern and
Mohawk Valley Utica SMSA (Herkimer and Oneida)
 Remainder of economic area (Clinton, Essex, Franklin, Fulton,
 Hamilton, Jefferson, Lewis and St. Lawrence)

Western Buffalo SMSA (Erie and Niagara)
 Elmira SMSA (Chemung)
 Rochester SMSA (Livingston, Monroe, Ontario, Orleans and Wayne)
 Remainder of economic area (Allegany, Cattaraugus, Chautauqua, Genesee,
 Schuyler, Seneca, Steuben, Tompkins, Wyoming and Yates)

Table 1 - Number of New Housing Units Based on Building Permits Issued,
by Area, Year and Month, New York State, 1959-1979

Period		Total NY State	NY City	Suburban NY City 1/	Upstate
1959	Total	105,339	49,855	30,675	24,809
1960	Total	92,679	46,792	24,760	21,127
1961	Total	117,629	70,606	25,775	21,248
1962	Total	121,758	70,686	28,341	22,731
1963	Total	103,458	49,898	26,567	26,993
1964	Total	75,433	20,594	25,951	28,888
1965	Total	91,170	25,715	28,845	36,610
1966	Total	75,420	23,142	22,613	29,665
1967	Total	77,003	22,174	22,627	32,202
1968	Total	80,960	22,062	25,799	33,099
1969	Total	70,295	17,031	20,996	32,268
1970	Total	68,831	22,365	17,609	28,857
1971	Total	103,233	32,254	25,959	45,020
1972	Total	111,282	36,061	24,441	50,780
1973	Total	79,470	22,417	18,603	38,450
1974	Total	51,637	15,743	13,549	22,345
1975	Total	32,623	3,810	11,208	17,605
1976	Total	33,370	5,434	9,925	18,011
1977	Total	41,611	7,639	12,695	21,277
1978 2/	Total (12 mos.)	43,751	11,096	10,083	22,572
	January	2,073	1,001	416	656
	February	1,359	310	287	762
	March	4,037	1,313	896	1,828
	April	3,739	1,260	604	1,875
	May	4,479	636	1,204	2,639
	June	4,890	767	1,361	2,762
	July	3,008	406	649	1,953
	August	3,848	735	728	2,385
	September	4,155	1,206	871	2,078
	October	4,257	1,256	938	2,063
	November	4,134	1,403	1,072	1,659
	December	3,772	803	1,057	1,912
1979 2/	Total (12 mos.)	39,842	14,524	7,959	17,359
	January	2,004	1,022	566	416
	February	1,190	520	330	340
	March	2,271	523	424	1,324
	April	2,709	616	646	1,447
	May	4,056	1,649	674	1,733
	June	7,818	5,030	925	1,863
	July	3,882	1,040	842	2,000
	August	3,911	921	688	2,302
	September	3,991	1,147	756	2,088
	October	3,416	737	753	1,926
	November	2,325	320	684	1,321
	December	2,269	999	671	599

Table 2 - Cost of Construction Based on Building Permits Issued
by Area, Year and Month, New York State, 1959-1979
(in thousands)

Period		Total NY State	NY City	Suburban NY City 1/	Upstate
1959	Total	\$2,127,136	\$ 945,234	\$579,047	\$ 602,855
1960	Total	2,068,312	928,596	540,131	599,585
1961	Total	2,366,443	1,184,192	574,774	607,477
1962	Total	2,396,516	1,203,796	562,577	630,143
1963	Total	2,192,260	915,232	573,356	703,672
1964	Total	2,058,333	648,873	620,043	789,417
1965	Total	2,553,788	795,557	665,128	1,093,103
1966	Total	2,644,749	826,708	696,113	1,121,928
1967	Total	2,520,751	791,246	689,611	1,039,894
1968	Total	3,009,710	1,071,345	760,942	1,177,423
1969	Total	3,076,712	992,010	700,577	1,384,125
1970	Total	3,268,755	1,126,827	772,962	1,368,966
1971	Total	3,991,602	1,307,066	863,244	1,821,292
1972	Total	4,228,707	1,524,903	831,195	1,872,609
1973	Total	3,623,443	1,255,205	759,875	1,608,363
1974	Total	2,832,360	775,991	725,725	1,330,644
1975	Total	1,956,338	288,714	510,338	1,157,286
1976	Total	2,052,113	303,275	512,176	1,236,662
1977	Total	2,445,930	388,886	668,002	1,389,042
1978 2/	Total (12 mos.)....	2,868,243	582,681	754,889	1,530,673
	January	102,475	33,289	26,569	42,617
	February	90,756	11,291	36,509	42,956
	March	237,802	51,881	53,577	132,344
	April	215,424	36,907	43,096	135,421
	May	260,611	37,880	62,354	160,377
	June	303,730	55,136	78,410	170,184
	July	277,688	90,627	58,073	128,988
	August	311,179	27,174	88,025	195,980
	September	242,637	49,179	49,592	143,866
	October	334,867	64,580	116,751	153,536
	November	243,554	73,469	60,982	109,103
	December	247,520	51,268	80,951	115,301
1979 2/	Total (12 mos.)....	2,868,361	588,592	700,085	1,579,684
	January	138,947	54,095	38,463	46,389
	February	140,012	40,598	31,814	67,600
	March	174,551	21,926	34,459	118,166
	April	215,393	27,665	62,810	124,918
	May	314,252	45,926	74,145	194,181
	June	328,792	106,477	67,115	155,200
	July	357,174	87,639	89,751	179,784
	August	279,508	34,467	69,956	175,085
	September	245,725	41,703	55,829	148,193
	October	272,691	47,712	62,133	162,846
	November	212,537	30,461	56,644	125,432
	December.....	188,779	49,923	56,966	81,890

Table 3 - Cost of Construction Based on Building Permits Issued
by Type of Construction, Year and Month, New York State, 1959-1979
(in thousands)

Period		NY State	New Resi- dential	New Non- Resi- dential	Additions and Alter- ations
1959	Total	\$2,127,136	\$1,162,015	\$ 807,816	\$157,305
1960	Total	2,068,312	1,059,038	830,707	178,567
1961	Total	2,366,443	1,301,488	861,998	202,957
1962	Total	2,396,516	1,405,544	799,969	191,003
1963	Total	2,192,260	1,224,039	770,126	198,095
1964	Total	2,058,333	986,313	860,149	211,871
1965	Total	2,553,788	1,206,301	1,128,956	218,531
1966	Total	2,644,749	1,037,981	1,357,732	249,036
1967	Total	2,520,751	1,061,642	1,231,150	227,959
1968	Total	3,009,710	1,189,832	1,568,123	251,755
1969	Total	3,076,712	1,068,777	1,741,793	266,142
1970	Total	3,268,755	1,255,543	1,756,398	256,814
1971	Total	3,991,602	1,915,641	1,807,062	268,899
1972	Total	4,228,707	2,149,965	1,795,594	283,148
1973	Total	3,623,443	1,682,442	1,557,999	383,002
1974	Total	2,832,360	1,149,945	1,356,349	326,066
1975	Total	1,956,338	755,858	867,830	332,650
1976	Total	2,052,113	824,205	897,903	330,005
1977	Total	2,445,930	1,130,033	928,594	387,303
1978 2/	Total (12 mos.)....	2,868,243	1,287,872	1,107,977	472,394
	January	102,475	56,996	26,463	19,016
	February	90,756	32,418	37,588	20,750
	March	237,802	119,775	87,546	30,481
	April	215,424	109,350	69,175	36,899
	May	260,611	126,233	83,536	50,842
	June	303,730	154,350	100,338	49,042
	July	277,688	90,692	138,704	48,292
	August	311,179	119,864	147,950	43,365
	September	242,637	118,171	63,658	60,808
	October	334,867	124,541	162,058	48,268
	November	243,554	117,670	87,355	38,529
	December	247,520	117,812	103,606	26,102
1979 2/	Total (12 mos.)....	2,868,361	1,218,560	1,085,443	564,358
	January	138,947	59,432	51,560	27,955
	February	140,012	28,854	72,529	38,629
	March	174,551	73,090	65,349	36,112
	April	215,393	94,472	80,844	40,077
	May	314,252	124,582	144,829	44,841
	June	328,792	174,706	89,719	64,367
	July	357,174	126,593	170,253	60,328
	August	279,508	127,986	107,630	43,892
	September	245,725	131,225	69,549	44,951
	October	272,691	118,720	101,193	52,778
	November.....	212,537	85,318	56,780	70,439
	December.....	188,779	73,582	75,208	39,989

(See Footnotes, Preceding Page 1)

Table 4 - Number of New Housing Units Based on Building Permits Issued, by Area, by Type of Housing, New York State, December and January-December, 1979 and 1978

Area	Total	One Family	Two ^{3/} Family	Three or Four Family	Five or More Family	Total	One Family	Two ^{3/} Family	Three or Four Family	Five or More Family	Percent Change (Total)
December, 1979 ^{2/}						December, 1978 ^{2/}					
Total NY State	2,269	1,022	74	52	1,121	3,772	2,628	114	50	980	-40
NY City	999	62	38	52	847	803	108	56	39	600	+24
Suburban NYC ^{1/}	671	397	18	-	256	1,057	937	14	-	106	-37
Upstate	599	563	18	-	18	1,912	1,583	44	11	274	-69
January-December, 1979 ^{2/}						January-December, 1978 ^{2/}					
Total NY State	39,842	20,926	1,580	537	16,799	43,751	25,888	1,739	765	15,359	-9
NY City	14,524	2,076	1,131	325	10,992	11,096	1,542	1,238	243	8,073	+31
Suburban NYC ^{1/}	7,959	6,362	208	14	1,375	10,083	7,804	180	23	2,076	-21
Upstate	17,359	12,488	241	198	4,432	22,572	16,542	321	499	5,210	-23

(See Footnotes, Preceding Page 1)

Table 5 - Cost of Construction Based on Building Permits Issued, by Area,
by Type of Construction, New York State, December and January-
December, 1979 and 1978 (in thousands)

Area	1979 ^{2/}	1978 ^{2/}	Percent Change	1979 ^{2/}	1978 ^{2/}	Percent Change
December						
	Total			New Residential		
Total NY State	\$ 188,779	\$ 247,520	-24	\$ 73,582	\$ 117,812	-38
NY City	49,923	51,268	-3	18,136	24,265	-25
Suburban NYC ^{1/}	56,966	80,951	-30	29,942	31,396	-5
Upstate	81,890	115,301	-29	25,504	62,151	-59
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$ 75,208	\$ 103,606	-27	\$ 39,989	\$ 26,102	+53
NY City	15,313	24,082	-36	16,474	2,921	x
Suburban NYC ^{1/}	18,012	39,296	-54	9,012	10,259	-12
Upstate	41,883	40,228	+4	14,503	12,922	+12
January-December						
	Total			New Residential		
Total NY State	\$2,868,361	\$2,868,243	..	\$1,218,560	\$1,287,872	-5
NY City	588,592	582,681	+1	273,436	230,220	+19
Suburban NYC ^{1/}	700,085	754,889	-7	293,135	305,975	-4
Upstate	1,579,684	1,530,673	+3	651,989	751,677	-13
	New Non-Residential ^{4/}			Additions and Alterations		
Total NY State	\$1,085,443	\$1,107,977	-2	\$ 564,358	\$ 472,394	+19
NY City	149,707	224,759	-33	165,449	127,702	+30
Suburban NYC ^{1/}	266,580	322,484	-17	140,370	126,430	+11
Upstate	669,156	560,734	+19	258,539	218,262	+18

(See Footnotes, Preceding Page 1)

Table 6 - Number of New Housing Units Based on Building Permits Issued, by Borough, by Type of Housing,
New York City, December and January - December, 1979 and 1978

Borough	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{2/}	Three or Four Family	Five or More Family	Percent Change (Total)
December, 1979 ^{2/}						December, 1978 ^{2/}					
Total NY City	999	62	38	52	847	803	108	56	39	600	+ 24
The Bronx	-	-	-	-	-	1	1	-	-	-	-100
Brooklyn	3	-	-	3	-	92	12	12	9	59	- 97
Manhattan	831	-	-	4	827	216	-	-	-	216	+285
Queens	8	2	6	-	-	374	1	18	30	325	- 98
Staten Island	157	60	32	45	20	120	94	26	-	-	+ 31
January-December, 1979 ^{2/}						January-December, 1978 ^{2/}					
Total NY City	14,524	2,076	1,131	325	10,992	11,096	1,542	1,238	243	8,073	+ 31
The Bronx	486	8	62	21	395	535	10	132	9	384	- 9
Brooklyn	1,442	13	124	81	1,224	824	37	134	99	554	+ 75
Manhattan	8,464	-	1	15	8,448	5,938	1	-	3	5,934	+ 43
Queens	1,214	55	310	147	702	1,529	42	304	132	1,051	- 21
Staten Island	2,918	2,000	634	61	223	2,270	1,452	668	-	150	+ 29

(See Footnotes, Preceding Page 1)

Table 7 - Cost of Construction Based on Building Permits Issued,
by Borough, by Type of Construction, New York City,
December and January-December, 1979 and 1978
(in thousands)

Borough	1979 ^{2/}	1978 ^{2/}	Percent Change	1979 ^{2/}	1978 ^{2/}	Percent Change
December						
	Total			New Residential		
Total NY City	\$ 49,923	\$ 51,268	- 3	\$ 18,136	\$ 24,265	- 25
The Bronx	3,303	17,316	- 81	-	70	-100
Brooklyn	4,087	3,596	+ 14	80	2,365	- 97
Manhattan	23,861	16,809	+ 42	14,977	10,040	+ 49
Queens	15,580	10,683	+ 46	322	9,214	- 97
Staten Island	3,092	2,864	+ 8	2,757	2,576	+ 7
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total NY City	\$ 15,313	\$ 24,082	- 36	\$ 16,474	\$ 2,921	x
The Bronx	67	17,006	- 99	3,236	240	x
Brooklyn	-	311	-100	4,007	920	x
Manhattan	240	5,737	- 96	8,644	1,032	x
Queens	14,734	1,024	x	524	445	+ 18
Staten Island	272	4	x	63	284	- 78
January-December						
	Total			New Residential		
Total NY City	\$588,592	\$582,681	+ 1	\$273,436	\$230,220	+ 19
The Bronx	49,418	80,642	- 39	12,808	9,520	+ 35
Brooklyn	70,246	46,739	+ 50	30,266	20,073	+ 51
Manhattan	335,329	320,803	+ 5	148,189	125,776	+ 18
Queens	63,337	66,927	- 5	23,516	30,986	- 24
Staten Island	70,262	67,570	+ 4	58,657	43,865	+ 34
New Non-Residential ^{4/}						
	Total			Additions and Alterations		
Total NY City	\$149,707	\$224,759	- 33	\$165,449	\$127,702	+ 30
The Bronx	13,101	31,794	- 59	23,509	39,328	- 40
Brooklyn	11,815	3,686	+221	28,165	22,980	+ 23
Manhattan	89,268	141,129	- 37	97,872	53,898	+ 82
Queens	27,400	26,852	+ 2	12,421	9,089	+ 37
Staten Island	8,123	21,298	- 62	3,482	2,407	+ 45

(See Footnotes, Preceding Page 1)

Table 8 - Number of New Housing Units Based on Building Permits Issued, by County,
by Type of Housing, Suburban New York City^{1/}, December and January- December,
1979 and 1978

County	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
December, 1979 ^{2/}						December, 1978 ^{2/}					
Total Suburban											
NY City	671	397	18	-	256	1,057	937	14	-	106	-37
Nassau	169	147	14	-	8	150	138	12	-	-	+13
Rockland	28	28	-	-	-	163	57	-	-	106	-83
Suffolk	162	160	2	-	-	433	433	-	-	-	-63
Westchester	312	62	2	-	248	311	309	2	-	-	..
January-December, 1979 ^{2/}						January-December, 1978 ^{2/}					
Total Suburban											
NY City	7,959	6,362	208	14	1,375	10,083	7,804	180	23	2,076	-21
Nassau	1,169	967	92	7	103	1,690	1,423	80	-	187	-31
Rockland	1,146	665	8	3	470	1,223	780	2	7	434	-6
Suffolk	3,032	3,014	18	-	-	4,422	3,667	26	12	717	-31
Westchester	2,612	1,716	90	4	802	2,748	1,934	72	4	738	-5

(See Footnotes, Preceding Page 1)

Table 9 - Cost of Construction Based on Building Permits Issued, by County,
by Type of Construction, Suburban New York City^{1/}, December and
January-December, 1979 and 1978
(in thousands)

County	1979 ^{2/}	1978 ^{2/}	Percent Change	1979 ^{2/}	1978 ^{2/}	Percent Change
December						
	Total			New Residential		
Total Suburban						
NY City	\$ 56,966	\$ 80,951	-30	\$ 29,942	\$ 31,396	- 5
Nassau	16,297	20,246	-20	7,959	5,515	+44
Rockland	2,771	4,362	-36	1,247	3,725	-67
Suffolk	12,124	16,123	-25	6,488	10,408	-38
Westchester	25,774	40,220	-36	14,248	11,748	+21
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban						
NY City	\$ 18,012	\$ 39,296	-54	\$ 9,012	\$ 10,259	-12
Nassau	5,532	11,173	-50	2,806	3,558	-21
Rockland	921	155	x	603	482	+25
Suffolk	3,425	3,306	+ 4	2,211	2,409	- 8
Westchester	8,134	24,662	-67	3,392	3,810	-11
January-December						
	Total			New Residential		
Total Suburban						
NY City	\$700,085	\$754,889	- 7	\$293,135	\$305,975	- 4
Nassau	184,016	216,744	-15	54,505	68,501	-20
Rockland	67,191	50,929	+32	32,063	27,179	+18
Suffolk	223,651	205,141	+ 9	97,455	103,016	- 5
Westchester	225,227	282,075	-20	109,112	107,279	+ 2
	New Non-Residential ^{4/}			Additions and Alterations		
Total Suburban						
NY City	\$266,580	\$322,484	-17	\$140,370	\$126,430	+11
Nassau	82,972	99,990	-17	46,539	48,253	- 4
Rockland	25,699	16,441	+56	9,429	7,309	+29
Suffolk	85,361	69,595	+23	40,835	32,530	+26
Westchester	72,548	136,458	-47	43,567	38,338	+14

(See Footnotes, Preceding Page 1)

Table 10 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, December, 1979 and 1978

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
December, 1979 ^{2/}						December, 1978 ^{2/}					
<u>Total Upstate</u>	<u>599</u>	<u>563</u>	<u>18</u>	<u>-</u>	<u>18</u>	<u>1,912</u>	<u>1,583</u>	<u>44</u>	<u>11</u>	<u>274</u>	<u>-69</u>
<u>East Central</u>	<u>241</u>	<u>229</u>	<u>12</u>	<u>-</u>	<u>-</u>	<u>1,028</u>	<u>843</u>	<u>38</u>	<u>-</u>	<u>147</u>	<u>-77</u>
Albany	68	60	8	-	-	282	206	12	-	64	-76
Binghamton	14	12	2	-	-	112	57	2	-	53	-88
Syracuse	82	82	-	-	-	594	542	22	-	30	-86
Remainder	77	75	2	-	-	40	38	2	-	-	+93
<u>Mid-Hudson</u>	<u>112</u>	<u>110</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>356</u>	<u>356</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-69</u>
Poughkeepsie	31	31	-	-	-	75	75	-	-	-	-59
Remainder	81	79	2	-	-	281	281	-	-	-	-71
<u>Northern and Mohawk Valley</u>	<u>26</u>	<u>26</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>29</u>	<u>25</u>	<u>-</u>	<u>4</u>	<u>-</u>	<u>-10</u>
Utica	7	7	-	-	-	11	11	-	-	-	-36
Remainder	19	19	-	-	-	18	14	-	4	-	+6
<u>Western</u>	<u>220</u>	<u>198</u>	<u>4</u>	<u>-</u>	<u>18</u>	<u>499</u>	<u>359</u>	<u>6</u>	<u>7</u>	<u>127</u>	<u>-56</u>
Buffalo	92	72	2	-	18	179	166	6	7	-	-49
Elmira	2	2	-	-	-	3	3	-	-	-	-33
Rochester	109	107	2	-	-	162	142	-	-	20	-33
Remainder	17	17	-	-	-	155	48	-	-	107	-89

(See Footnotes, Preceding Page 1)

Table 11 - Number of New Housing Units Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Housing, Upstate^{6/}, January-December, 1979 and 1978

Area	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Total	One Family	Two Family ^{5/}	Three or Four Family	Five or More Family	Percent Change (Total)
January-December, 1979 ^{2/}						January-December, 1978 ^{2/}					
<u>Total Upstate</u>	<u>17,359</u>	<u>12,488</u>	<u>241</u>	<u>198</u>	<u>4,432</u>	<u>22,572</u>	<u>16,542</u>	<u>321</u>	<u>499</u>	<u>5,210</u>	<u>-23</u>
<u>East Central</u>	<u>6,095</u>	<u>3,861</u>	<u>130</u>	<u>63</u>	<u>2,041</u>	<u>8,992</u>	<u>6,104</u>	<u>208</u>	<u>287</u>	<u>2,393</u>	<u>-32</u>
Albany	2,119	1,574	66	28	451	3,537	2,412	86	228	811	-40
Binghamton	878	382	44	7	445	1,139	595	32	27	485	-23
Syracuse	1,961	1,262	12	20	667	3,077	2,294	74	-	709	-36
Remainder	1,137	643	8	8	478	1,239	803	16	32	388	- 8
<u>Mid-Hudson</u>	<u>2,806</u>	<u>2,524</u>	<u>16</u>	<u>7</u>	<u>259</u>	<u>3,229</u>	<u>2,944</u>	<u>16</u>	<u>11</u>	<u>258</u>	<u>-13</u>
Poughkeepsie	744	629	-	7	108	865	824	2	3	36	-14
Remainder	2,062	1,895	16	-	151	2,364	2,120	14	8	222	-13
<u>Northern and Mohawk Valley</u>	<u>1,419</u>	<u>981</u>	<u>8</u>	<u>4</u>	<u>426</u>	<u>2,195</u>	<u>1,208</u>	<u>7</u>	<u>25</u>	<u>955</u>	<u>-35</u>
Utica	556	377	4	-	175	786	373	5	4	404	-29
Remainder	863	604	4	4	251	1,409	835	2	21	551	-39
<u>Western</u>	<u>7,039</u>	<u>5,122</u>	<u>87</u>	<u>124</u>	<u>1,706</u>	<u>8,156</u>	<u>6,286</u>	<u>90</u>	<u>176</u>	<u>1,604</u>	<u>-14</u>
Buffalo	3,038	1,937	39	19	1,043	3,434	2,418	48	30	938	-12
Elmira	129	86	-	3	40	183	171	12	-	-	-30
Rochester	2,824	2,399	40	96	289	2,867	2,697	18	24	128	- 1
Remainder	1,048	700	8	6	334	1,672	1,000	12	122	538	-37

(See Footnotes, Preceding Page 1)

Table 12- Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{6/}, December, 1979 and 1978

(in thousands)

Area	1979 ^{2/}	1978 ^{2/}	Percent Change	1979 ^{2/}	1978 ^{2/}	Percent Change
December						
	Total			New Residential		
Total Upstate	\$81,890	\$115,301	- 29	\$25,504	\$62,151	- 59
East Central	29,877	45,765	- 35	9,574	30,785	- 69
Albany	9,565	14,067	- 32	2,827	9,284	- 70
Binghamton	8,376	4,421	+ 89	503	3,078	- 84
Syracuse	6,430	24,266	- 74	3,302	16,828	- 80
Remainder	5,506	3,011	+ 83	2,942	1,595	+ 84
Mid-Hudson	13,995	18,486	- 24	4,345	10,849	- 60
Poughkeepsie	7,222	4,208	+ 72	1,329	2,593	- 49
Remainder	6,773	14,278	- 53	3,016	8,256	- 63
Northern and Mohawk Valley	6,606	4,408	+ 50	1,244	1,092	+ 14
Utica	655	2,897	- 77	305	434	- 30
Remainder	5,951	1,511	+294	939	658	+ 43
Western	31,412	46,642	- 33	10,341	19,425	- 47
Buffalo	11,707	16,954	- 31	3,882	7,139	- 46
Elmira	1,988	1,200	+ 66	94	228	- 59
Rochester	14,404	21,633	- 33	5,724	7,737	- 26
Remainder	3,313	6,855	- 52	641	4,321	- 85
	New Non-Residential			Additions and Alterations		
Total Upstate	\$41,883	\$ 40,228	+ 4	\$14,503	\$12,922	+ 12
East Central	15,190	10,288	+ 48	5,113	4,692	+ 9
Albany	4,454	2,894	+ 54	2,284	1,889	+ 21
Binghamton	6,687	765	x	1,186	578	+105
Syracuse	2,030	5,929	- 66	1,098	1,509	- 27
Remainder	2,019	700	+188	545	716	- 24
Mid-Hudson	8,156	6,381	+ 28	1,494	1,256	+ 19
Poughkeepsie	5,628	1,554	+262	265	61	x
Remainder	2,528	4,827	- 48	1,229	1,195	+ 3
Northern and Mohawk Valley	4,765	2,003	+138	597	1,313	- 55
Utica	121	1,752	- 93	229	711	- 68
Remainder	4,644	251	x	368	602	- 39
Western	13,772	21,556	- 36	7,299	5,661	+ 29
Buffalo	4,526	7,275	- 38	3,299	2,540	+ 30
Elmira	1,688	680	+148	206	292	- 29
Rochester	5,907	12,724	- 54	2,773	1,172	+137
Remainder	1,651	877	+ 88	1,021	1,657	- 38

(See Footnotes, Preceding Page 1)

Table 13 - Cost of Construction Based on Building Permits Issued, by Economic and Major Industrial Area, by Type of Construction, Upstate^{5/}. January-December, 1979 and 1978

(in thousands)

Area	1979 ^{2/}	1978 ^{2/}	Percent Change	1979 ^{2/}	1978 ^{2/}	Percent Change
January-December						
	Total			New Residential		
<u>Total Upstate</u>	<u>\$1,579,684</u>	<u>\$1,530,673</u>	<u>+ 3</u>	<u>\$651,989</u>	<u>\$751,677</u>	<u>- 13</u>
<u>East Central</u>	<u>498,053</u>	<u>484,894</u>	<u>+ 3</u>	<u>211,292</u>	<u>268,567</u>	<u>- 21</u>
Albany	195,989	189,373	+ 3	78,455	110,543	- 29
Binghamton	75,631	69,915	+ 8	31,284	35,181	- 11
Syracuse	145,389	148,331	- 2	60,795	83,709	- 27
Remainder	81,044	77,275	+ 5	40,758	39,134	+ 4
<u>Mid-Hudson</u>	<u>214,562</u>	<u>201,899</u>	<u>+ 6</u>	<u>98,779</u>	<u>102,604</u>	<u>- 4</u>
Poughkeepsie	68,492	54,797	+25	28,833	29,262	- 1
Remainder	146,070	147,102	- 1	69,946	73,342	- 5
<u>Northern and Mohawk Valley</u>	<u>151,323</u>	<u>152,969</u>	<u>- 1</u>	<u>50,264</u>	<u>68,172</u>	<u>- 26</u>
Utica	66,196	48,186	+37	18,477	19,852	- 7
Remainder	85,127	104,783	-19	31,787	48,320	- 34
<u>Western</u>	<u>715,746</u>	<u>690,911</u>	<u>+ 4</u>	<u>291,654</u>	<u>312,334</u>	<u>- 7</u>
Buffalo	305,375	279,801	+ 9	117,181	113,686	+ 3
Elmira	25,074	22,724	+10	5,445	6,975	- 22
Rochester	272,542	231,007	+18	126,259	121,059	+ 4
Remainder	112,755	157,379	-28	42,769	70,614	- 39
	New Non-Residential ^{4/}			Additions and Alterations		
<u>Total Upstate</u>	<u>\$ 669,156</u>	<u>\$ 560,734</u>	<u>+19</u>	<u>\$258,539</u>	<u>\$218,262</u>	<u>+ 18</u>
<u>East Central</u>	<u>189,777</u>	<u>143,046</u>	<u>+33</u>	<u>96,984</u>	<u>73,281</u>	<u>+ 32</u>
Albany	63,407	52,711	+20	54,127	26,119	+107
Binghamton	32,423	28,340	+14	11,924	6,394	+ 86
Syracuse	65,811	39,430	+67	18,783	25,192	- 25
Remainder	28,136	22,565	+25	12,150	15,576	- 22
<u>Mid-Hudson</u>	<u>77,360</u>	<u>73,547</u>	<u>+ 5</u>	<u>38,423</u>	<u>25,748</u>	<u>+ 49</u>
Poughkeepsie	31,436	18,003	+75	8,223	7,532	+ 9
Remainder	45,924	55,544	-17	30,200	18,216	+ 66
<u>Northern and Mohawk Valley</u>	<u>73,542</u>	<u>64,470</u>	<u>+14</u>	<u>27,517</u>	<u>20,327</u>	<u>+ 35</u>
Utica	35,631	21,928	+62	12,088	6,406	+ 89
Remainder	37,911	42,542	-11	15,429	13,921	+ 11
<u>Western</u>	<u>328,477</u>	<u>279,671</u>	<u>+17</u>	<u>95,615</u>	<u>98,906</u>	<u>- 3</u>
Buffalo	147,420	120,451	+22	40,774	45,664	- 11
Elmira	15,108	9,521	+59	4,521	6,228	- 28
Rochester	121,113	86,004	+41	25,170	23,944	+ 5
Remainder	44,836	63,695	-30	25,150	23,070	+ 9

(See Footnotes, Preceding Page 1)